

## MOONLIGHT-MALLORCA



### Villa Isla Malgrats

Bedrooms:	4
Bathrooms:	4
Plot size:	1250 m <sup>2</sup>
Constructed Area:	503 m <sup>2</sup>
Terrace:	104 m <sup>2</sup>
Parking:	Double
Garage	
Price:	2,500,000 €

### Features

Access to Sea, Air Conditioning Hot/Cold, Garage, Heated Outdoor Pool, Jacuzzi, Parking, Partially Furnished, Roof Terrace, Sea Views, Swimming Pool, Underfloor heating throughout, Wine Cellar

### Description

This brandnew 4 bedroom, 4 bathroom, sea view villa is set on a 1.200 m<sup>2</sup> beachside plot. The southwest facing property with sea access is located close to shopping facilities and golf courses. The 503 m<sup>2</sup> of constructed area is distributed on 2 levels and includes a splendid roof terrace with jacuzzi and stunning views that overlook the Malgrats Islands and the open sea. The distribution of this minimalistic style property is as follows: a set of stairs from the entrance yard with double garage are leading through the main entrance and into a spacious living room with dining area and open-plan, live-in kitchen with high spec-fittings and a breakfast area. Also this level comprises 2 of the 4 bedrooms, both with en-suite bathrooms and a guest WC. From the sitting area in the living room, sliding doors are opening out to a dine-out covered terrace that will run alongside the entire lateral facade. A staircase is leading to the ground floor which has 2 further bedrooms with bathrooms en suite. From the ground floor, glass doors are opening out to a covered terrace and a 70 m<sup>2</sup>, heated outdoor pool, set on a Teak wood terrace with a surrounding flat garden with poolside bathroom, a barbecue and a laundry room. Natural stone floors with under floor heating are running throughout. The villa is built to high standards using top quality materials with features including solar panels, double glazing, hot/cold air conditioning and a wine cellar. Within walking distance from the property is the marina of Santa Ponsa and a sandy beach. 3 golf courses are a short drive away and Palma's city centre is reached in approximately 20 minutes by car



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